

087.0

0005

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
969,600 / 969,600

USE VALUE:

969,600 / 969,600

ASSESSED:

969,600 / 969,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		RICHFIELD RD, ARLINGTON

OWNERSHIP

Owner 1:	KOMONI ELISA & KRENAR	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 38 RICHFIELD RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	PRAKASH S R -
Owner 2:	BALEKUDURU SHYAMALA -
Street 1:	17830 VALLEJO DR
Twn/City:	SARATOGA
St/Prov:	CA
Postal:	95070

NARRATIVE DESCRIPTION

This parcel contains 4,590 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Brick Veneer Exterior and 2669 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4590		Sq. Ft.	Site		0	70.	1.22	12									390,389						390,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										55219
										GIS Ref
										GIS Ref
										Insp Date
										11/15/18

PREVIOUS ASSESSMENT										Parcel ID	087.0-0005-0006.A	!7099!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	579,100	0	4,590.	390,400	969,500	969,500	Year End Roll	12/18/2019		
2019	101	FV	480,900	0	4,590.	362,500	843,400	843,400	Year End Roll	1/3/2019		
2018	101	FV	480,900	0	4,590.	362,500	843,400	843,400	Year End Roll	12/20/2017		
2017	101	FV	480,900	0	4,590.	317,900	798,800	798,800	Year End Roll	1/3/2017		
2016	101	FV	480,900	0	4,590.	290,000	770,900	770,900	Year End	1/4/2016		
2015	101	FV	428,500	0	4,590.	256,500	685,000	685,000	Year End Roll	12/11/2014		
2014	101	FV	428,500	0	4,590.	242,600	671,100	671,100	Year End Roll	12/16/2013		
2013	101	FV	428,500	0	4,590.	230,900	659,400	659,400		12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	7099
PRAKASH S R,	70000-107		9/28/2017		935,000	No	No				
MULCAHY HELEN O	43508-451		8/12/2004		590,000	No	No				
MULCAHY HELEN	29927-104		3/17/1999	Convenience	99	No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/31/2017	1442	New Wind	23,800	C					11/15/2018	MEAS&NOTICE	BS	Barbara S
7/22/2010	866	Redo Bas	13,800						3/18/2009	Meas/Inspect	372	PATRIOT
3/13/2007	141	Renovate	25,000	C		G9	GR FY09	Add bth / redo kit	12/11/2004	MLS	MM	Mary M
									4/4/2000	Measured	263	PATRIOT
									8/4/1993		KT	

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 97 - Tudor	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	EXTRA SHOWER.				OFP	12	27											
Foundation: 3 - Brick or Stone	Frame: 1 - Wood	Prime Wall: 8 - Brick Veneer	Sec Wall: 1 - Wood Shingl	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:					BMT													
			50 %	1/2 Bath:	Rating:	A HBth:	Rating:																		
				OthrFix: 1	Rating: Good																				
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																	
Grade: B - Good	Year Blt: 1933	Eff Yr Blt:		Kits: 1	Rating: Very Good	1st Res Grid	Desc: Line 1	# Units: 1	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	UAT				
Alt LUC:		Alt %:		A Kits:	Rating:																SFL				
Jurisdict: G12		Fact: .		Fpl: 2	Rating: Good	Other															FFL				
Const Mod:				WSFlue:	Rating:	Upper															BMT				
Lump Sum Adj:						Lvl 2															30				
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall: %		Location:		Total Units:		Floor:		% Own:		Exterior:	No Unit	RMS	BRS	FL									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: %								Name:		Interior:	1	6	3										
Bsmnt Flr: 12 - Concrete	Subfloor:											Additions:													
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Basic \$ / SQ: 125.00	Size Adj.: 1.22838497	Const Adj.: 1.00474954	Adj \$ / SQ: 154.277	Other Features: 102700	Grade Factor: 1.33	NBHD Inf: 1.00000000	NBHD Mod:	Kitchen:													
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00	Adj Total: 649280	Depreciation: 70122	Depreciated Total: 579158	WtAv\$/SQ:	AvRate:	Ind.Val	Juris. Factor: 1.00	Before Depr: 205.19	Special Features: 0	Val/Su Net: 175.94	Final Total: 579200	Val/Su SzAd: 319.05									
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 087.0-0005-0006.A												IMAGE							
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N	Total Yard Items:					Total Special Features:								Total:											